



October 4, 2007

# ACTION AGENDA

## COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

**Call to Order ..... Vice-chairman McGuire**

**Invocation ..... Tony Atkins**

**Pledge of Allegiance ..... Dean Thompson**

**Quorum ..... Vice-chairman McGuire**

**Quorum present with 60% of members present. Chairperson Hall and Commissioner Garniewicz were absent.**

**Approval of Minutes for September 20, 2007 ..... Vice-chairman McGuire**

**Commissioner Thompson moved to approve the minutes of September 20, 2007.**

**Commissioner Atkins seconded. Motion carried 3 - 0.**

**Reading of the Agenda ..... Director Browning**

**Approval of the Agenda ..... Vice-chairman McGuire**

**Commissioner Thompson moved to approve the Agenda as presented with Golf Bungalows added. Commissioner Atkins seconded. Motion carried 3 - 0.**

### Old Business

**Preliminary Plat ..... Staff**

**Golf Bungalows at Champions Retreat, Champions Parkway, Zoned PUD, 24 lots, 10.37 acres, Commission District 3.**

**Commissioner Atkins made the motion to approve the preliminary plat for Golf Bungalows at Champions Retreat, to include all previous departmental conditions and amend one of the conditions to reduce from 24 feet to 20 feet the required street width from back of curb to back of curb. Commissioner Thompson seconded. Motion carried 3 - 0.**

### New Business

**Final Plat ..... Staff**

1. **Bartram Trail IV, William Few Parkway, Zoned PUD, 30 lots, 18.31 acres, Commission District 3. Commissioner Thompson made the motion to approve the final plat for Bartram Trail IV, and to include all departmental conditions. Commissioner Atkins seconded. Motion carried 3- 0**

**Preliminary Plat ..... Staff**

2. **Wisteria Place, Blue Ridge Drive, Zoned A-R, 20 lots, 6.24 acres, Commission District 1.**
3. **William Smith Boulevard (subdivision road), Zoned PUD, 4.17 disturbed acres, Commission District 3.**
4. **River Call East at Crawford Creek, William Smith Boulevard, Zoned PUD, 82 units, 23.17 acres, Commission District 3.**



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Commissioner Thompson made the motion to approve the preliminary plats for Wisteria Place, William Smith Boulevard (subdivision road), and River Call East at Crawford Creek, and to include all departmental conditions. Commissioner Atkins seconded. Motion carried 3 - 0.

5. **Berkley Hills II**, William Few Parkway, Zoned R-2, 66 lots, 36.20 acres, *Commission District 3*. Commissioner Atkins made the motion to table the preliminary plat for Berkley Hills II until the October 18, 2007 planning commission meeting. Commissioner Thompson seconded. Motion carried 3 - 0.

### Rezoning..... Staff

6. **RZ 07-10-01**, Rezone Tax Map 074C Parcel 014C, 1.97 acres located on Jessie Road, from R-2 to R-3A. *Commission District 3*.

Commissioner McGuire declared the public hearing closed. Commissioner Thompson made the motion to approve RZ07-10-01 and to include all departmental conditions. Commissioner Atkins seconded. Motion carried 3 - 0.

7. **RZ 07-10-02**, County Initiated Rezoning of Tax Map 050 Parcel 035C, 7.94 acres located at 120 Chamblin Road, from S-1 to R-A. *Commission District 3*.

Commissioner McGuire declared the public hearing closed. Commissioner Thompson made the motion to approve RZ07-10-02 and to include all departmental conditions. Commissioner Atkins seconded. Motion carried 3 - 0.

8. **RZ 07-10-03**, County Initiated Rezoning of Tax Map 048 Parcel 008, 2.33 acres located at 5550 Washington Road, from C-2 to R-A. *Commission District 3*.

Commissioner McGuire declared the public hearing closed. Commissioner Thompson made the motion to disapprove RZ07-10-03. Commissioner Atkins seconded. Motion carried 3 - 0.

9. **RZ 07-10-04**, County Initiated Rezoning of Tax Map 048 Parcel 009, 2.14 acres located at 5530 Washington Road, from C-2 to R-A. *Commission District 3*.

Commissioner McGuire declared the public hearing closed. Commissioner Atkins made the motion to allow the withdrawal of RZ07-10-04. Commissioner Thompson seconded. Motion carried 3 - 0.

10. **RZ 07-10-05**, County Initiated Rezoning of Tax Map 048 Parcel 010, 2.0 acres located at 5520 Washington Road, from C-1 to R-A. *Commission District 3*.

Commissioner McGuire declared the public hearing closed. Commissioner Thompson made the motion to disapprove RZ07-10-05. Commissioner Atkins seconded. Motion carried 3 - 0.

11. **RZ 07-10-06**, County Initiated Rezoning of Tax Map 058 Parcel 018, 1.32 acres located at 5301 Washington Road, from C-2 to R-1. *Commission District 3*.

Commissioner McGuire declared the public hearing closed. Commissioner Thompson made the motion to disapprove RZ07-10-06. Commissioner Atkins seconded. Motion carried 3 - 0.



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12. **RZ 07-10-07**, County Initiated Rezoning of Tax Map 076 Parcel 005A, 1.0 acres located at 1393 Fursys Ferry Road, from P-1 to R-1. *Commission District 1.*

**Commissioner McGuire declared the public hearing closed. Commissioner Atkins made the motion to disapprove RZ07-10-07. Commissioner Thompson seconded. Motion carried 3 - 0.**

13. **RZ 07-10-08**, County Initiated Rezoning of Tax Map 077 Parcel 009F, 1.01 acres located at 1140 Fursys Ferry Road, from C-1 to R-1. *Commission District 1.*

**Commissioner McGuire declared the public hearing closed. Commissioner Thompson made the motion to disapprove RZ07-10-08. Commissioner Atkins seconded. Motion carried 3 - 0.**

Variance ..... Staff

14. **VA07-10-01**, request for variance from Section 90-53, List of lot & structure requirements, Minimum front building setback from street centerline, Tax Map 078 Parcel 115A, 6.24 acres located on Blue Ridge Drive. *Commission District 2.*

**Commissioner McGuire declared the public hearing closed. Commissioner Thompson made the motion to approve VA07-10-01 and to include all departmental conditions. Commissioner Atkins seconded. Motion carried 3 - 0.**

Staff Comments ..... Staff

Public Comments..... Vice-chairman McGuire

Adjourn ..... Vice-chairman McGuire

**Meeting adjourned at 7:28.**

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire, Vice-chairman
District 1 [Ron Thigpen]	Jean Garniewicz
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Chairperson
District 4 [Lee Anderson]	Tony Atkins



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## COLUMBIA COUNTY PLANNING COMMISSION

### Meeting Schedule: October 2007

Board/Commission	Date	Time	Location
Planning Commission	October 4, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	October 16, 2007	6:00 PM	Evans Government Center Auditorium
Planning Commission	October 18, 2007	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	October 23, 2007	8:00 AM	Evans Government Center Auditorium
Planning Commission	November 1, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	November 6, 2007	6:00 PM	Evans Government Center Auditorium
Planning Commission	November 15, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	November 20, 2007	6:00 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	November 27, 2007	8:00 AM	Evans Government Center Auditorium

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, October 16, 2007** at 6:00 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on **Friday, October 12, 2007** to place their name on the agenda for presentation.